

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BYPASS RD, LINCOLN

OWNERSHIP

Owner 1:	DHAR BAL MUKUND	
Owner 2:	DHAR JASMINE	
Owner 3:		
Street 1:	42 BYPASS RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-1202	Type:

PREVIOUS OWNER

Owner 1:	VO - HANHPHUONG	
Owner 2:	-	
Street 1:	42 BYPASS RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-1202	Type:

NARRATIVE DESCRIPTION

This Parcel contains .81 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		35282.8		SQUARE FE	PRIME SITE		0	8.	1.887	R2									532,679						532,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	478,700	1,700	0.810	532,700	1,013,100
Total Card		478,700	1,700	0.810	532,700
Total Parcel		478,700	1,700	0.810	532,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		223.84	/Parcel: 223.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	491,700	2400	.81	482,700	976,800	976,800	Year End Roll	10/19/2021
2021	101	FV	431,500	2400	.81	416,200	850,100	850,100	Year End Roll	10/15/2020
2020	101	FV	445,300	2400	.81	422,800	870,500	870,500	Year End Roll	9/26/2019
2019	101	FV	431,500	2400	.81	408,800	842,700	842,700	Create Final value 2019	6/4/2019
2018	101	FV	431,500	2400	.81	408,800	842,700	842,700	Year End Roll	9/28/2017
2017	101	FV	426,900	2400	.81	396,800	826,100	826,100	Year End Roll	9/29/2016
2016	101	FV	417,700	2400	.81	396,800	816,900	816,900	Year End Roll	1/14/2016
2015	101	FV	413,100	2400	.81	336,300	751,800	751,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VO,HANHPHUONG	79420-574		12/23/2021		1,005,000	No	No			
SASISEKHARAN RA	44085-111		11/12/2004		714,000	No	No			
BASILE PATRICK	33178-521		7/2/2001		604,250	No	No			
DIMINICO, LOUIS	14970-112		4/14/1983		137,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/2015	6100	ROOF	17,000	C				Strip and re-roof
10/24/2007	3796	SHED		C	6/3/2009			install 10x12 shed

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	
1/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.80998	Total SF/SM:	35282.73	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	532,679	SpI Credit	Total:	532,700
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